

- **MINUTES**
- **TOWN OF BELMONT**
- **BOARD OF SELECTMEN**
- **SELECTMEN'S MEETING ROOM**
- **Tuesday, December 1, 2009**
- **10:00 AM**

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- **CALL TO ORDER**

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- A special meeting of the Board was called to order at 10:00 am by Chair Leclerc in the Selectmen's Meeting Room. Selectmen Firenze and Jones were present. Town Administrator Tom Younger and Assistant Town Administrator Jeff Conti were also present. In the audience were Don Becker and other members of the Cushing Square Neighborhood Association.

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- Selectman Firenze noted that the Selectmen will be individually contributing to fund the cost of the annual holiday luncheon for Town employees.

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- There was a brief discussion of the schedule and timing of performance and salary reviews of employees.

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- At 10:10 AM, Chris Starr arrived with associates from Smith Legacy Partners and OakTree Development, to discuss the timing and status of Starr's proposal for purchase and development of the Cushing Square parking lot.

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- Selectman Firenze explained that it has been over a year since Mr. Starr's group was selected as the designated developer for the Cushing Square parking lot. Recently another developer has inquired about the property and the status of the development proposal. The Selectmen need to decide how long they are willing to wait, if there is no progress, before going back and issuing a new RFP for the property.

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- Mr. Starr reviewed that his proposal, called Cushing Village, is for a mixed-use development with retail on the first floor, underground parking, and multiple floors of residential units. Businesses would potentially include a food market and there would be approximately 120 housing units, mostly rental.

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- There was discussion of the Board's prerogative to refuse the sale of the parking lot even if the Planning Board approves the project.

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- Mr. Starr said that addressing the concerns of the community is a priority. The recently passed change to the inclusionary zoning by-law should allow for a design that would address issues such as step-backs from a four-story height.

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- Selectman Firenze said the Board needs to see a timeline for the project.
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- The representative from OakTree Development explained that there are two different designs being envisioned depending on whether the parking lot site is included or not.

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- The Board asked when the developers can provide a timeline indicating when conceptual designs will be provided that will indicate whether the project is going to be acceptable to the community or not. The Board will hold off on any decision regarding a new RFP until such timeline is received.

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- After withdrawing to confer for a few minutes, the developers indicated they would like to come back to the Board with a timeline on December 21. That timeline will indicate a date when a design concept will be presented to the Selectmen, the Planning Board, and the community. At that point, the Selectmen can decide whether they are comfortable moving forward on the parking lot based on the design concept.

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- The Board adjourned at 11:37 AM.

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Thomas G. Younger, Town Administrator
